

First American Title Insurance Company**SCHEDULE C****LEGAL DESCRIPTION****File Number: 133 GLA P-GLA-221265**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of South Brunswick, County of Middlesex, State of New Jersey

Being known as Lot 21 Block 326 Section 6-F as shown on a certain map entitled, "Map of Kendall Park, Sections 6-E, 6-F, 6-G & 6-H," filed in the Middlesex County Clerk's Office on November 13, 1958 as Map #2242 File #946 and being more particularly bound and described as follows:

Beginning at an iron pin (found) in the easterly line of New Road (60 foot Right of Way), marking the terminus of a curve connecting the said easterly line of New Road with the northerly line of Aldrich Road (60 foot Right of Way), and runs; thence

1) Along the easterly line of New Road, Northerly, on a curve to the right having a radius of 620.00 feet, an arc length of 140.87 feet to an iron pin (found) corner to Lot 22; thence

2) Along the southerly line of Lot 22, South 75 degrees 50 minutes 58 seconds East, a distance of 135.90 feet to a point corner to Lot 20; thence

3) Along the westerly line of Lot 20, South 00 degrees 34 minutes 20 seconds West, a distance of 114.70 feet to a point in the northerly line of Aldrich Road; thence

4) Along the northerly line of Aldrich Road, Westerly, on a curve to the left having a radius of 300.00 feet, an arc length of 19.40 feet to a concrete monument (found) marking a point of tangency in same; thence

5) Still along the northerly line of Aldrich Road, South 86 degrees 52 minutes 00 seconds West, a distance of 114.28 feet to a concrete monument (found) marking a point of curvature; thence

6) Westerly to Northerly, on a curve to the right having a radius of 15.00 feet, an arc length of 24.68 feet to the point and place of Beginning.

This written description is in accordance with a survey prepared by Harris Surveying, Inc. dated December 9, 2008.

Issued by:

General Land Abstract Company

2 Research Way

Princeton, NJ 08540

Telephone: (609) 951-9500 Fax: (609) 951-0044

Telephone: (732) 287-3636 Fax: (732) 287-4778

New Jersey Land Title
Insurance Rating Bureau
Nicole Sanders

NJRB 3-08
Effective 2/15/2007
FANJ 3-08

B06020P0688

First American Title Insurance Company

NOTE FOR INFORMATION ONLY: Being Lot(s): 21, Block: 326; Tax Map of the Township of South Brunswick, County of Middlesex, State of New Jersey.

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806020P0689



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

GIT/REP-3
(2-07)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Gary Bradford Nelson, Executor

Current Resident Address:

Street: 91 Thoreau Drive

City, Town, Post Office

Plainsboro

State

Zip Code

New Jersey

08536

PROPERTY INFORMATION (Brief Property Description)

Block(s)

326

Lot(s)

21

Qualifier

Street Address:

2 Aldrich Road

City, Town, Post Office

State

Zip Code

Kendall Park

New Jersey

08824

Seller's Percentage of Ownership

Consideration

Closing Date

100%

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. ☒ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

1/7/09
Date

Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

B06020P0690

**Department of Community Affairs
Council on Affordable Housing
Supportive and Special Needs Housing Survey**

Municipality: SOUTH BRUNSWICK County: MIDDLESEX
 Sponsor: COMMUNITY OPTIONS INC. Developer: MANVIS CONSTRUCTION
 Block: 84.04 Lot: 17.18 Street Address: 313 NEW ROAD
 Facility Name: NEW ROAD Group Home

Section 1: Type of Facility <input checked="" type="checkbox"/> Licensed Group Home <input type="checkbox"/> Transitional facility (for the homeless (not eligible for credit as affordable housing after June 2, 2008)) <input type="checkbox"/> Residential Health Care facility (licensed by NJ Dept. of Community Affairs, DHSS) <input type="checkbox"/> Permanent supportive housing <input type="checkbox"/> Supportive shared housing <input type="checkbox"/> Other - Please Specify: _____	Section 2: Sources and amount of funding committed to the project: <input type="checkbox"/> Capital Application Funding Unit \$ _____ <input type="checkbox"/> HMFA Special Needs Housing Trust \$ _____ <input type="checkbox"/> Balanced Housing Program Amount \$ _____ <input type="checkbox"/> HUD - Amount \$ _____ Program _____ <input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____ <input type="checkbox"/> Farmers Home Administration - Amount \$ _____ <input type="checkbox"/> Development fee - Amount \$ _____ <input type="checkbox"/> Bank financing - Amount \$ _____ <input type="checkbox"/> Other - Amount \$ _____ Program _____ <input type="checkbox"/> For proposed projects, please submit a pro forma <input type="checkbox"/> No request for additional to criminal funding, if applicable <input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)
Section 3: For all facilities other than permanent supportive housing Total # of bedrooms reserved for: <u>5</u> Very low-income clients households <input checked="" type="checkbox"/> Low-income clients households _____ Moderate-income clients households _____ Market-income clients households _____	Section 4: For permanent supportive housing Total # of units _____ including: # of very low-income units _____ # of low-income units _____ # of moderate-income units _____ # of market-income units _____
Section 5: Length of Control: _____ years Effective Date of Controls: _____ Expiration Date of Controls: _____ Average Length of Stay: _____ months (transitional facilities only)	Section 6: <input type="checkbox"/> CO Date _____ For licensed facilities indicate licensing agency: <input checked="" type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input type="checkbox"/> DCF <input type="checkbox"/> Other _____ Initial License Date: <u>12/31/2012</u> Current License Date: <u>9/30/2015</u>
Section 7: Has the project received project-based rental assistance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Length of commitment _____ years Other operating subsidy received: _____ Length of commitment _____ years Is the subsidy renewable? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Section 8: The attached information is attached: <input checked="" type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, HAC deed restriction, etc.) <input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20-year minimum no deed restriction required)	
Section 9: Residents 18 years or older <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Population Subgroup Description: <u>INDIVIDUALS WITH DEVELOPMENTAL DISABILITIES</u> Age-restricted <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Accessible (in accordance with N.J. Barrier Free Subcode)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Section 10: Affirmative Marketing Strategy (check all that apply): <input checked="" type="checkbox"/> DDD-DMHS/DHSS waiting list <input type="checkbox"/> Affirmative Marketing Plan approved by the Council's Housing Director	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief

Certified by: [Signature] Date: 3/30/15
 Project Administrator

Certified by: _____ Date: _____
 Municipal Housing Liaison



See Section 10 of the Code of Municipal Regulations



License No. GH1820



State of New Jersey
Department of Human Services
Office of Licensing

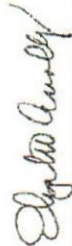
LICENSE
COMMUNITY OPTIONS INC
506 Hamburg Turnpike
Suite 106
Wayne, NJ 07470

Having met the requirements of the New Jersey Statute, P.L. 1977, c. 448, and the regulations of this Department,
is hereby licensed as a

Group Home Developmental Disability
for 4 individuals

at
313 NEW ROAD
MONMOUTH JUNCTION, NJ 08852

This License is effective from 09/30/2015 to 09/30/2016


Elizabeth Connolly, Acting Commissioner
Department of Human Services

MIDDLESEX COUNTY CLERK

Return To:

PEPPER HAMILTON LLP
301 CARNEGIE CTR , STE 400
PRINCETON , NJ
08543

COMMUNITY OPTIONS ENTERPRISE,
INC.

Index DEED BOOK

Book 06306 Page 0538

No. Pages 0021

Instrument DEED W/O ABSTRA

Date : 12/05/2011

Time : 11:24:33

Control # 201112050309

INST# DE 2011 012292

Employee ID PATELD

RECORDING	\$	120.00
DARM	\$	60.00
NJPRPA	\$	40.00
- - - -	\$.00
- - - -	\$.00
RECORDING	\$	3.00
	\$.00
	\$.00
	\$.00
Total:	\$	223.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK



201112050309



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Retain this page for future reference

Not part of the original submitted document

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806306P0538

Record and Return to:

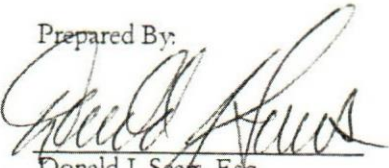
Donald J. Sears, Esq.
Township of South Brunswick
540 Ridge Road
P.O. Box 190
Monmouth Junction, NJ 08852

RECORDED
ELAINE M FLYNN
NOTARY CLERK

2011 DEC -5 AM 11:19

BOOK# _____
PAGE# _____
OF PAGES _____

Prepared By:


Donald J. Sears, Esq.

DEED-RESTRICTED AFFORDABLE HOUSING PROPERTY

With Covenants Restricting Rentals, Conveyance and Improvements
And Requiring Notice of Foreclosure and Bankruptcy

THIS DEED RESTRICTION, entered into as of this 25th day of October, 2011, by and between the **Township of South Brunswick**, a municipal corporation of the State of New Jersey, with offices at 540 Ridge Road, Monmouth Junction, New Jersey 08852 ("Municipality") and **Community Options Enterprises, Inc.**, a non-profit corporation of the State of New Jersey, with offices at 16 Farber Road, Princeton, NJ 08540 ("Owner"), the owner of a residential low-income rental home for the developmentally disabled:

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or the right to develop received by the Owner from the Municipality, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction with respect to the land and improvements more specifically described in Article 2 hereof (the "Property").

Article 2. Description of Property

The Property consists of all of the land, and improvements thereon, that is located in the Township of South Brunswick, County of Middlesex, State of New Jersey, and described more specifically as Block No. 84.04, Lot No. 17.18, and known by the street address: 313 New Road, Monmouth Junction, NJ 08852

Article 3. Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for the period of 45 years (the "Control Period"), commencing upon the date the Owner obtains title to the Property, and shall expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, the Property shall remain subject to the requirements of said subchapter during the Control Period unless the Municipality elects to release the Property from such

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20
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requirements. Prior to such a Municipal election, the Property must remain subject to the requirements of said subchapter and this Deed Restriction for a period of at least 45 years.

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in the New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*, the "Uniform Controls").
- B. Sale and use of the Property is also subject to the terms, conditions and restrictions of the "Agreement Between Community Options, Inc. and Township of South Brunswick for the Purchase, Development and Administration of 313 New Road, Monmouth Junction, NJ, as Affordable Housing" which is attached hereto and is incorporated herein by reference as if set forth at length.
- C. The Property shall be used solely for the purpose of providing rental dwelling units for low- and/or moderate-income individuals or households for the developmentally disabled, as licensed and/or regulated by the New Jersey Department of Human Services (DHS) and Department of Developmentally Disabled (DDD). No commitment for any such dwelling unit shall be given or implied, without exception, to any person who is not qualified pursuant to DHS/DDD guidelines and has not been certified for that unit by the Municipality. So long as any dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions. Deeds of conveyance must have these Deed Restrictions appended thereto, and no sale of the Property shall be lawful, unless approved in advance and in writing by the Municipality.
- D. Any lease or rental agreement shall include the following clause in a conspicuous place:

"The Owner's right, title and interest in this property and the use, sale, resale, rental, mortgage, refinance or encumbrance of this property are subject to the terms, conditions, restrictions, limitations and provisions as set forth in an agreement between Community Options Inc. and the Township of South Brunswick dated September 23, 2010, which has been recorded as part of a Deed Restriction in the Office of the Middlesex County Clerk and which is also on file with the Township of South Brunswick."
- E. No improvements may be made to the Property that would affect the bedroom configuration of any of its dwelling units unless approved in advance and in writing by the Municipality.
- F. The Owner shall notify the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon the Owner.
- G. The Owner shall notify the Municipality within three (3) business days of the filing of any petition for protection from creditors, bankruptcy or reorganization filed by or on behalf of the Owner.
- H. This Deed Restriction shall have priority over all mortgages and encumbrances on the Property. The Property shall remain subject to the Covenants contained herein and the affordability controls set forth in the Uniform Controls despite the occurrence of any of the following events:
 - (1) a sublease or assignment of the lease of the Property or any portion thereof;
 - (2) a sale or voluntary transfer of the ownership of the Property; or
 - (3) the entry and enforcement of any judgment of foreclosure.

- I. The Property shall be rented and/or sold in accordance with all rules, regulations, and requirements duly promulgated by the Council on Affordable Housing, or its successor agency/entity (COAH), the intent of which is to ensure that the Property remains affordable to and occupied by low- and/or moderate-income-eligible persons and/or households throughout the duration of this Deed Restriction.
- J. The terms and restrictions of this Deed Restriction shall in no way impair the First Mortgagee's ability to exercise the contract remedies available to it in the event of any default of such mortgage as such remedies are set forth in the First Mortgage documents for the Property.
- K. In the event the Property is acquired by a First Mortgagee by a foreclosure or a Deed in Lieu of Foreclosure, or by a purchaser at a foreclosure sale conducted by the holder of the First Mortgage, the Property shall continue to be subject to the restrictions set forth herein, which shall remain in effect. All of the restrictions contained herein shall continue to be effective as of the date of transfer of title with regard to the First Mortgagee, a lender in the secondary mortgage market including but not limited to the FNMA, Federal Home Loan Mortgage Corporation, GNMA, or an entity acting on their behalf and all subsequent purchasers, owners, and mortgagees of the Property.
- L. The Municipality may assign from time to time its rights, and delegate its obligations hereunder without the consent of the Owner. Upon such assignment, the Municipality, its successors or assigns shall provide written notice to the Owner.

Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Controls, and the obligation for the provision of low-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Owner, or any successor in interest or other owner of the Property, the Municipality shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under the Uniform Controls and specific performance.

(The remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the Municipality and the Owner have executed this Deed Restriction as of the date first above written.

Attest:

TOWNSHIP OF SOUTH BRUNSWICK

Barbara Nyitrai
Barbara Nyitrai, Township Clerk

BY: *Frank Gambatese*
Frank Gambatese, Mayor

Witness:

COMMUNITY OPTIONS ENTERPRISES, INC.

BY: _____

606306P0542

IN WITNESS WHEREOF, the Municipality and the Owner have executed this Deed Restriction as of the date first above written.

Attest:

TOWNSHIP OF SOUTH BRUNSWICK

Barbara Nyitrai, Township Clerk

BY: Frank Gambatese, Mayor

Witness:

COMMUNITY OPTIONS ENTERPRISES, INC.

William N. Simon

BY: Robert Stack, President

806306P0543

STATE OF NEW JERSEY:

SS

COUNTY OF ~~MIDDLESEX~~ Mercer

I CERTIFY that on October 14, 2011, Robert Stack personally came before me and he/she acknowledged under oath, to my satisfaction, that:

(a) he/she is the President of Community Options Enterprises, Inc. the corporation named in this document;

(b) he/she is the attesting witness to the signing of this document by William Simon, who is the Finance Director of COE

(c) this document was signed and delivered by the Corporation as its voluntary act duly authorized by a proper resolution;

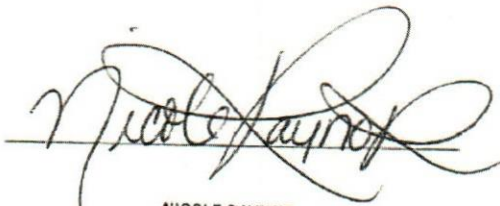
(d) he/she knows the proper seal of the Corporation, which was affixed to this document; and

(e) he/she signed this proof to attest to the truth of these facts.

Signed and sworn to before me

On October 14, 2011

William M Simon


NICOLE RAYNOR
A Notary Public of New Jersey
My Commission Expires AUGUST 22, 2012